SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

REAL ESTATE MARKET

PRIVATE SALES, LEASES AND PUBLIC AUCTIONS.

The Central Trust Co., as Trustee, Sells a Four Story Dwelling in Ninety-first Street Near Central Park West-Sale the Marsellle Hotel Adjourned

The brokerage branch of the market contributed very little news of interest yesterday. Private sales were few in number and in nearly every case involved residence property. The Central Trust Company, as trustee, sold a four story dwelling in Ninety-first street near Central Park West, and a couple of flats on the East Side were disposed of. In The Bronx several two family dwellings and a few vacant plots changed ownership. No sales of importance were put through in the Vesey street auction rooms. The ten story Marseille Hotel, Broadway and 163d street, which has been offered in fore-closure several times during the summer, was advertised to go under the hammer yesterday, but the sale was again adjourned. A row of tenements at Lenox avenue and 141st street were struck down on a final bid of \$165,000.

Private Sales.

EIGHTIETH STREET.—Slawson & Hobbs have sold for Charlotte B. Bickmore to a client for occupancy the four story high stoop dwelling at No. 130 West Eightieth street, on lot 20x102.2.

116TH STREET.—E. Califano has sold for M. Price to Raffaele Marazzo Nos. 408 and 410 East 116th atreet, two four story single flats, on plot 37.2x100.11, adjoining the southeast corner of First avenue.

NINETY-FIRST STREET.—Samuel J. Redlich has sold for the Central Trust Company as trustee of the John J. Lynes estate No. 22 West Ninety-first street, a four story high stoop dwelling, on lot 18x100.8.

127TH STREET.—James J. Connor has sold

high stoop dwelling, on lot 18x100.8

127TH STREET.—James J. Connor has sold for Louis J. Jacobs to J. A. Vetta of Ridgefield Park, N. J., No. 157 East 127th street, a six story flat, on plot 30x99.11.

BRONX.—F. M. Weiss has sold for Marcus Nathan to Samuel Young the two family dwelling on the northeast side of Parker avenue 183 feet northwest of Westchester avenue; also for Bella Wolfsohn to Richard Fitzpatrick the two family dwelling on the south side of Poplar street as feet west of Roselle street; also for Marcus Nathan to H. Nierenberg the lot, 25x100, on the north side of Poplar street 206 feet east of Forest street; also for Marcus Nathan to Bella Wolfsohn two lots on the north side of Hilton avenue 100 feet west of Dean place.

PURDY STREET.—William Pavelka has sold.

north side of Hitton avenue 100 feet west of Dean place.

PURDY STREET.—William Pavelka has sold for Felix de Canio to Frank Gregor a two family house on Purdy street 50 feet north of St. Raymond avenue.

THIRTY-FIFTH STREET.—George R. Read & Co. have sold for Max Solomon the four story flat, on lot 20xs9.2, at No. 408 West Thirty-fifth street, and have resold the property to Christopher C. Ellis.

Sheldon & Becker have leased for Sallie M. Mead No. 261 West Seventy-third street, a four story dwelling, on lot 19x102.2, for a term of years.

The Duross Company has leased for Mary Patterson to George I. Bliss No. 59 Charles street, a three story building at the northeast corner of West Fourth street, for a term of years.

corner of West Fourth street, for a term of years.

George R. Read & Co. have leased the store at No. 421 Fifth avenue, southeast corner of Thirty-eighth street, for Paul A. Meyrowitz to Michaelian Bros. & Co., rug dealers, and the basement store in No. 23 West Thirty-first street for Max E. Bensamon to Mme. Jodry.

E. V. C. Pescia has sold for a client four lots on the south side of Bay Ridge avenue 320 feet east of Twentieth avenue, Bath Beach.

The Lewis H. May Company (Charles F. Noyes Company, New York agent) has sold for Emma E. Seeperman her cottage at No. 102 South Straiton avenue, Arverne, L. I., to Marx Rubinsky, for occupancy.

Plans have been filed with Building Superintendent Murphy for a new six story loft and store building at Nos. 244 to 248 West Forty-second street, near the new Roman Gardens, replacing three old style five story dwellings. It is to be 50% feet front and 90 feet deep, with a small extension, and will cost \$40,000. The owner is Robert Miller, whose firm is to occupy it. Hedman & Schoen are the architects.

The Manhattan plans for new buildings filed yesterday also include a five story flat for Israel Block on 126th street, 160 feet west of Fifth avenue, to cost \$35,000; a two story office building with a ground floor store for J. Sergeant Cram as owner, at No. 2169 Madison avenue, to cost \$1,500, and a six story loft and store for Elizabeth A. Vail at No. 55 Ludlow street, to cost \$1,500, and a six story loft and store for Rizabeth A. Vail at No. 55 Ludlow street, to cost \$1,500, and a six story loft and store for Rizabeth A. Vail at No. 55 Ludlow street, to cost \$1,500, and a six story loft and store for Rizabeth A. Vail at No. 55 Ludlow street, to cost \$1,500, and a six story loft and store for Rizabeth A. Vail at No. 55 Ludlow street, to cost \$1,500, and a six story loft and store for Rizabeth A. Vail at No. 55 Ludlow street, to cost \$1,500, and a six story loft and store for Rizabeth A. Vail at No.

the Bronx bureau.

Yesterday's Auction Sales. [At 14 Vesey Street.]

BY BRYAN L. KENNELLY.

Sth street, Nos. 940 and 942, south side, 62.2 feet east of Forest avenue, 50x125, five story brick tenement: George Rubenstein vs. Hugh Kirk et al.; due on judgment, 53,839.65; subject to taxes, &c., \$464.58; subject to a mortgage of \$42,500; to William Martin.

BY PETER P. MEYER.

MISCELLANEOUS MARKETS. Coffee Steady-Cables Firm-Provisions Easter.

In spite of better cables than had been there was enough liquidation for local and Wall Street account to prevent any advance. On the other hand there was any advance. On the other hand there was sufficient covering and bull support to prevent any decline. Switching was still the feature of the market, about half of the business being in the September option. The warehouse deliveries on Monday were 6,500 bags, against 4,500 on the previous day and 11,000 last year.

Coffee on the spot was quiet. Rio No. 7, 236. Futures closed unchanged, with the tone steady and the sales 191,000 bags. Havre advanced 1/2 Hamburg declined 1/2 pfg. Rio declined 75 reis; receipts, 22,000 bags; stock, 531,000. Santos was unchanged; receipts, 44,000 bags; stock, 1,300,000. Prices as follows:

Prices as I Ollows:
Open-High-Low-Clos-Prev.
ing. est. est. ing. Close.
19.15 9.15 9.05 9.05 9.15
9.2714 9.2714 9.1714 9.1714 9.2714
8.9212 8.9214 8.90 8.85 8.9212

Fork:

Cottober...16.22½ 16.22½ 16.02½ 16.02½ 16.02

October...16.30 16.32½ 16.07 16.07½ 18.30

January...16.10 16.17½ 16.00 16.00 16.00

SUGAR—Raw was firmer. Centrifugal, 96

test, 3.92c.; muscovados, 89 test, 3.42c. Rumored sales of 11.000 tons Java to arrive at equal to 3.98c, for centrifugal 96 test. Refined was in fair demand and steady. Granulated, 4.70@4.90c.

NAVAL STORES—Spirita of turpentine, 59c. Common to good strained rosin, \$4.35.

rs.
rogates' Court—Chambers. For probate—
of Robert A. Goodwin, Gustav Blering, Frank
Patrick J. Dwyer, Nieta Wilcomb, Ellie W.
r. Charlotte A. Furnald, Mary Kennedy,
Tobin, Gustav Schirmer, at 10-20 o'clock.
Court—Special Term.—Court opens at

REAL PETATE FOR SALE-QUEENS REAL ESTATE FOR SALE-QUEENS

STOCKS AND BONDS Are all right when every one wants to buy them, but where are they when every one wants to sell as is the case to-day? The solid fortunes of this country were MADE IN REAL ESTATE

and are to-day represented in real estate, and particularly is this true of New York City Real Estate. Why put up ten points on Stock Margins to be swept away over night, when for 10% down you can buy choice improved lots as near to Heraid Square as 125th street, and where values are sure to treble within the year on completion of bridges and tunnels, which will make ELMHURST HEIGHTS 15 Minutes HINT TO THE WISE IS SUFFICIENT. WRITE AT ONCE FOR PARTICULARS. BANKERS LAND CORPORATION, 587 MANBATTAN AVENUE.

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LOFTS TO LEASE. Two FLOORS; over 20,000 square feet each; together or separately; light on four sides. Located near 28d Street

Subway Station.

Bullt to carry 325 lbs. square foot. Strictly freproof. Immediate possession. Private passenger and freight elevator.

REASONABLE TERMS ON LONG LEASE. Frank C. Kip & Co.,

THE COTTON MARKET. gain It Advances-Texas Dry-Liverpool

Firm -Spots Strong. WEATHER FOR COTTON STATES. For North Carolina, partly cloudy to-day, with possible showers in the northern and western parts; fair to-morrow; light southwesterly winds. For South Carolina, Georgia, eastern Florida, western Florids, Alabama and Mississippi, fair to-day and to-morrow; light variable winds, mostly

and to-morrow; light southerly winds. For western Texas, Arizona, Oklahoma, Indian Territory and Arkansas, fair to-day and to-

For Tennessee, fair to-day and to-morrow.

Cotton declined for a time, but the depression was of short duration, as, what with Liverpeol again better than expected, receipts of new cotton still very small and the spot markets presenting a strong front, bears were plainly averse to taking the aghad a pretty good advance of late. The chief bullish factors are the light receipts of new cotton and the strength of the spot situation. Against these things the bears are liable to make little headway. too there is the dry weather in Texas. Yesterday the weather map from that State was incomplete owing to the strike, but reports the only precipitation was a trace at Galves-The weekly Government report, too, says that rain is needed in many parts of Texas and that the drought has not been broken in portions of the southern and central counties in Oklahoma and Indian Territories. Aside from conditions in the Southwest the weather was favorable in the main and not a few good crop advices are being received. Published reports from Mississippi and dition of the plane in those States, but bullish factors in the end outweighed those of an opposite sort. Room traders sold for a time and there was more or less realizing for local and Southern account. Liverpool and the South bought and local bulls gave support while some Wall Street interests were buying, partly to cover but also for

mere buying, partly to cover but also for long account.

Theodore H. Price said: "While not in any sense modifying my previously expressed opinion as to the intrinsic value of cotton—which I believe at the present time to be far above the figure which will ultimately be determined by the relation of the supply and demand—I desire to say to those who may have sold cotton short on the possibility of a violent and sensational advance by or before September 10. Some of my reasons for this statement I do not care to state, but among those that are obvious are: The light receipts: the absolute certainty that the ginners' report will probably not show more than 75,000 bales of cotton ginned prior to the first of September, and the probability of a Governmental report of condition as low as 65 or 69, my expectation of these figures being based upon my knowledge of the active propaganda now being conducted by the Southern Cotton Association and the Farmers Union in the South, in the course of which every Southern citizen, whether planter, merchant or banker, has it impressed upon him that it is a patriotic duty, by every influence at his command, to give all inquirers regarding the condition of the cotton crop the idea that it is extremely poor. Meantime, should such an advance develop, I advise spinners to remain quiescent. In the last analysis the permanency of that advance must depend upon the action of consumers, and if they buy their cotton deliberately, and not precipitately they will, in my opinion, be able to get it at a price which, while it affords a very large profit to the Southern planter, will at the same time be more reasonable than that which is now prevailing."

Messrs. Bartlett, Hubbard, Bache, McIntyre, Moyse, Dick, Rich, Violett and Allen were buyers. Messrs. Norden, Gwathmey, Springs, Shearson and room traders were sellers.

Bond & Buttfield said: "The action of the market showed clearly enough that the advocates of lower prices are in no mood to take the aggressive. Texas continues to send very bul Theodore H. Price said: "While not in

Futures in New Orleans were as follows:

Open High Low Clos Pree,
ing. est. est. ing. Close,
October. 12.65 12.63 12.61 12.81 12.86
December. 12.60 12.66 12.45 12.65 12.50
December. 12.50 12.71 12.50 12.71 12.56 In Liverpool spot cotton declined 3 points Middling, 7.44d., against 5.55d. last year. Sales, 8,000 bales; imports, 8,000. Futures closed 1 point lower to % higher. Prices as follows:

Forest Hills

All Improvements

Houses and Lots for sale. Take Auto Stage from

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CALL or write for our NON-PORFETTURE PLAN for home buying. We build you a cosey home on twelve year payments, cancel payments during your linees and deed the house free and clear to your heirs if you should die.

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WATCH the special announce McKNIGHT REALTY CO., 347 5th av. CITY REAL ESTATE.

BOROUGH OF BROOKLYN-FOR SALE. 25 BAY 23rd STREET. BATH BEACH,

Price \$8,500; only \$1,000 cash.

Detached 2 family house; lot 40x96; house contains 15 rooms and 2 baths, all opening into the sir; 2 entrances, 1 for each family; steam heat, separate boiler for each family; just decorated and painted

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A few very desirable apartments, 7 and rooms, with bath. All improvementssteam heated, hot water, open plumbing, hardwood floors, gas ranges. Beautifully decorated; 2 lines of cars to New York. Terms on lease, prices \$32.50 to \$55 per

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424 to 430 East 157th St.

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These perfectly constructed buildings are most modern and up to date, embodying all the latest improvements, including electric lights, steam, heat, parquet foor, ample closet room, &c. Private tennis courts and park in rear of building.

The Apartments are conveniently arranged in Suites.

5 Rooms and Bath at Very Moderate Rental THOS. B. MALCOLM, Owner: THOS. D. MALCOLM, Owner; also at 3651 3d Ave.

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Property can be reached from the west side via 35th St. Troiley to Ogden Ave.; also loist St. and id Ave. via Troiley.

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5 and 5 all outside rooms, steam heat and hot water supply. Night and day hall service. Telephone in each spartment. All kitchens covered with insied linoleum. Electric light furnished free in all apartments.

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het, 185th and 186th sts. "L" Station at 186th st.

and 166th sts.; "L" Station at 166th st For a list of Choice A partments in The Bronz com-

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Entirely rebuilt, modernized and newly furnished throughout at cost of \$100,000. Capacity 400. Highest altitude, Hydraulic elevators. Steam heat. Private tiled baths; running water in all rooms. Cuisine of highest standard. White service. Private golf links. Tennis, Boating. Every out-door diversion. Saddle Horses, Livery. Orchestra. Garage. Booklet of views and auto route maps on request. Special September and Autumn rates.

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Atlantic City HOURS FROM NEW YORK VIA NEW JERSEY CENTRAL Solid Vestibule Trains, Buffet Parlor and Dining Cars. Leave West 23d St. 9, 50 a.m. daily; 22, 50 p.m. (Saturdays only); 3, 20 p.m. daily (except Sandays); 3, 20 p.m. (Sundays only)
Leave Liberty St. 12, 00 a. daily; 1,00 p.m. (Saturdays only); 3,40 p.m. daily (except Sundays); 2,30 p.m. (Sundays only)

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EXCURSIONS.

ticipation in active management is possible. Communicate Box 1613, Boston, Mass.

PATTEN LINE

SEEING NEW YORK , The Original Boat, I TRIP Reware of Imitators Leaves Foot West 22d St. North River.

10 A. M. and 2:30 P. M. every day and Sunday.
All points of interest explained by lecturer.

SEEING NEW YORK AUTOMOBILES

start hourly from Flatiron Building. Seeing Chinatown and the Bowery every night and Sunday at 8:30 P. M. Ticket office and waiting room in building. ground floor Fifth Ave. aide.

BLOCK ISLAND, ORIENT, GREENPORT,
SHELTER ISLAND AND SAG HARBOR.
Via Montauk Steamboat Ge.'s Line, Leave,
N. Y., New Pier 8, E., R., Tuesdays and Thursdays
\$20, Saturdays 1:00 P. M.

EXCURSIONS

TRON STEAMBOAT CO CONEY ISLAND They Cannot Burn! They Combot Sink:

DREAMLAND, CONEY ISLAND. Greatest Amusement Enterprise in the World.

TIME TABLE (Subject to Change).

Leave 129th St., North River, 9:00, 9:45, 10:20, 11:15

A. M., 12:30, 2:00, 3:00, 4:30, 7:45 P. M.

Leave foot 22d St., North River, 9:30, 9:45, 10:30, 11:15 A. M., 12:30, M., 1:15, 2:30, 2:26, 3:45, 4:30, 5:39, 6:15, 7:30, 7:45, 8:30, 9:30 P. M.

Leave Pler 1, N. R., half hour later than 22d St. Returning—Leave fron Pier, Coney Island, "10:40, "11:25 A. M., 12:10, "12:55, "1:40, 2:25, 3:40, 4:26, "5:26, 6:10, 7:10, "7:55, "5:40, 9:25, "1:10, 10:45 P. M.

Returning from Coney Island trips marked with a "go to 129th St., North River.

Round Trip Tickets, 40 Cents.

Round Trip Tickets, 129th St., 50 Cents.

STEAMER TAURUS of Iron Steamboat Com-FISHING BANKS

Leaves foot of 129th St. North River, 7-A. M. Leaves foot of 22d St., North River, 7:60 A. M. Leaves Pier (new) No. 1, North River, 8:20 A. M. Bait and Tackle on Board. Gentlemen, 75c; Ladles, 50c; Children, 25c. STEAMER GRAND REPUBLIC ROCKAWAY BEACH

Lv. Yonkers, 8:30 A. M.
Lv. foot 128th St., N. R., 9:30 A. M., *12:30 P. M.
Lv. 226 St., N. R., 10:00 A. M., *1:15 P. M.
Lv. Pier (new) No. 1, N. R., 10:40 A. M., 2:30 P. M.
Lv. Rockaway Beach, 12:30 P. M., 5:30 P. M.
Trips marked * transfer to Str. "Grand Republic"
at Pier 1, N. R.
Round Trip Tickets, 50c.: Children, 25c.
Include adm. to Steeplechase Park at Rockaway

RAYMOND AND TOURS All expenses included. No baggage to check, no details to look after, no worries. Everything the

best. Parties under special escort will leave New

Sept.3. MUSKOKA LAKES Sep. 4. QUEBEC and SAGUENAY Sept.6. ADIRONDACK MOUNTAINS

Sept. 4. RANGELEY & MT. KINEO Sept.9. Yellowstone & Canadian Rockies

Sept. 9. Yellowstone and Californ Etc., Etc., Etc. Around the World, Westbound, Sept. 18. Around the World, Eastbound, Oct. 3. Railroad and Steamship Tickets Everywhe

5 Union Square, New York. Tel. 1410 Stuyvesant. Boston, Philadelphia, Pittsburgh, Chicage.

RAYMOND & WHITCOMB CO.

CHARMING EXCURSIONS West Point, Newburgh & Poughkeepsie

IDEAL FOR LABOR DAY

DELIGHTFUL AFTERNOON EXCURSION TO WEST POUNT
STEAMER MARY POWELL.
Leaving Desbrosses St., 146; W. 42d St., 2500; W. 129th St., 2; 20 P. M. Arriving West Point 5 P. M., where close connection for New York is made with Day Line steamer "ALBANY." Excursion fare, \$1.00. Also choice when buying ticket of return by any West Shore or N. Y. Cent. train, or Str. Ramadell, \$1.10, giving ample time to see Cadets in Camp. Public Buildings, etc. Orchestra on board, This Excursion Made Daily except Sunday.

GALA LABOR DAY EXCURSION By Superb New Day Line STEAMER HENDRICK HUDSON TO WEST POINT, NEWBURGH AND POUGHKEEPSIE

Leave Desbrosses st. 9.40, West 42d st. 10.00; West 129th st. 10.20 A. M. Returning on same steamer, due West 129th st. 8.10, West 42d st. 8.60, Desbrosses st. 9.00 P. M. Brooklyn by Annex 9.30 P. M. Same also Tuesday, Sept. 3d. See Steamboat. advt. THE FALL RIVER LINE Steamer PROVIDENCE Out on the Atlantic Ocean

ON SUNDAY, SEPT. IST Weather permitting, will make a trip out on the Atlantic in view of Coney Island, Brighton, Manhattan and Rockaway Beaches, along the South Shore of Long Island, thence in view of Long Branch, up the New Jersey coast past Sandy Hook Fortifications, etc.

Steamer will leave Pier 18, North River, Foot of Murray Street, at 11:00 A. M. Returning to the city at about 5:00 P. M.

Tickets \$1.00, now on sale at ticket office, Pier 19, North River. Sale Limited.

Music. Restaurant. Lunch Counter.

DAYLISHT LONG ISLAND SOUND NORWICH LINE: On Mondays only str. CHESTER HOOK CHAPIN IVS. Plet 40, N. R., foot Clarkson st., 10:00 A. M., ft. East 22d st., 10:45 A. M., for New London, connecting there for Norwich, Fisher's Island. Signing ton. Watch Hill. 10:45 A. M., for New London, connecting there for Norwich, Fisher's Island, Stonington, Watch Hill, Natragamett Pier, Newport, Providence, Boston, &o. New London, Connecting there for Norwich, Fisher's Island, Stonington, Watch Hill, Natragamett Pier, Newport, Providence, Boston, &o. NEW HAVER LINE: Str. RICHARD PECK IVA. Pier days 2:45 P. M. Suns, 9:30 A. M. Lv. ft. Past 22d st. week days 3:30 P. M. Suns, 10:50 A. M. Nors. 4:20 P. M. Suns, New Haven week days 1:00 A. M. Suns. 4:20 P. M. ST. Steamers leave Pier 19, E. R., ft. Peck Silp, week days 1:30 A. M., 3:30 P. M. (Sats, 2:30 P. M.) Suns. 5:30 P. M. (Sats, 2:30 P. M.) Suns. 5:30 P. M. Return leave Bridgeport 12 night, (Daily except Sats.) and 8:30 A. M. Folder on request. Address P. O. Box 452 N. Y

MIDLAND BEACH, STATEN ISLAND.

Refined Amusement Amid Refined Surroundings Cleanest & Safest bathing on the Atlantic Coast.
Schodule of Beats.
From Sattery Landing, 9:45 A. M., 12:15, 2:60
and 5 P. M. Saturdays, Sundays and Holidays.
9:45 A. M., 12:15, 2:40, 5 and 7:30,
RETURNING—11 A. M., 1:30, 4 and 7:30 P. M.,
On Saturdays, Sundays and Holidays, 11 A. M.,
1:25, 4, 6:20 and 9 P. M.